

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Tuesday, January 17, 2023**  
**5:00 PM**

**ROLL CALL**

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2022 ANNUAL REPORT**  
[Report](#)
3. **APPROVAL OF 2023 CALENDAR**  
[2023 Planning and Zoning Schedule](#)
4. **APPROVAL OF 2023 WORK PROGRAM**  
[Report](#)
5. **PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

**APPROVAL OF MINUTES**

6. **December 12, 2022**  
[December 12, 2022](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**13**

**CONSENT - ITEMS FOR DEFERRAL**

**CONSENT - ITEMS FOR APPROVAL****15, 16, 17, 18, 19****REGULAR AGENDA***Items will require approval by the Metropolitan Council unless otherwise noted.***THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL****7. PA-25-22 2100-2200 Millerville Road**

To amend the Comprehensive Land Use Plan from Commercial to Compact Neighborhood on property located east of Millerville Road, south of Hunter's Ridge Drive, on property now or formerly known as Tract C of the John J. Kohler Estate. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

***Related to SPUD-2-22***

[Application](#) [Staff Report](#)

**8. SPUD-2-22 The Gates at Millerville**

To rezone from Heavy Commercial (C2) to Small Planned Unit Development (SPUD) for a medium density residential development on property located east of Millerville Road, south of Hunter's Ridge Drive, on property now or formerly known as Tract C of the John J. Kohler Estate. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Small Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved

***Related to PA-25-22***

[Application](#) [Staff Report](#) [Other](#)

**9. PA-1-23 18910 Old Scenic Highway**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the east side of Old Scenic Highway, south of Coppermill Boulevard, on property now or formerly known as Tract A of the Harold Wheeler Tract. Section 58, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

**PLANNING STAFF FINDINGS:** Recommend denial, based upon the Future land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area

***Related to Case 1-23***

[Application](#) [Staff Report](#)

**10. Case 1-23 18910 Old Scenic Highway**

To rezone from Rural to Light Commercial Two (LC2) on property located on the east side of Old Scenic Highway, south of Coppermill Boulevard, on property now or formerly known as Tract A of the Harold Wheeler Tract. Section 58, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change in zoning. Request is inconsistent with the Comprehensive Plan and incompatible with the existing character of the established residential land use

***Related to PA-1-23***

[Application](#) [Staff Report](#)

**11. TA-8-22 Industrial Districts**

Unified Development Code amendment to revise Chapter 9, Use Regulations, specifically Section 9.2.8, Table 9.G, Principle Uses Allowed in Industrial Zoning Districts.

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan

[Staff Report](#)

12. **Case 78-22 10925 Tams Drive**  
To rezone from Single Family Residential (A1) to Two-Family (A2.9) on property located on the north side of Tams Drive, east of Green Oak Drive, on property now or formerly known as Lot 184 of Red Oak Subdivision, 4th Filing. Section 1, T7S, R2E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
13. **CONSENT FOR WITHDRAWAL PUD-14-06 Mickens Road, Concept Plan Revision 3**  
Proposed revision to reallocate Phase IV commercial area into medium density residential use on property located on the south side of Mickens Road, west of Joor Road, on Tract A-1-A-1-C-1 and A-1-A-1-C-3 of the Nell P. Stipe Tract. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
***Withdrawn by the applicant on January 3, 2023***  
[Application](#)
14. **TND-1-07 Rouzan, Concept Plan Revision 16**  
Proposed overall boundary expansion and increase in commercial/office area and open space on property located on the south side of Perkins Road, east of Glasgow Avenue, including property now or formerly known as Lot 3-A of former Lots 55 and 57 of Richland Plantation, portions of the former Ralph Ford Property, and Rouzan TND. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

15. **CONSENT FOR APPROVAL CUP-9-04 Most Blessed Sacrament – School**  
Proposed new multi-purpose building within existing campus on property located on the north side of Jefferson Highway, east of Baringer Road, on property now or formerly known as Tract H-2 of the Old Jefferson Subdivision, Second Filing, Part Two. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR APPROVAL CS-1-23 Johnnie W. and Sabra G. Turner Property**  
Proposed flag lot minor subdivision on property located on the south side of Pride-Baywood Road, east of Hall Road, on property now or formerly known as Lots A-1-A-1 of the Johnnie W. and Sabra G. Turner Property (Council District 1 - Noel)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL CS-2-23 Warren O. Watson and Sidney Coxe Tract**  
Proposed flag lot minor subdivision on property located on the north side of Perkins Road, west of Metairie Drive, on property now or formerly known as Tract A of the Warren O. Watson and Sidney Coxe Tract (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#)

18.

**CONSENT FOR APPROVAL**

**SS-1-23**

**Euhel D. Martin Tract**

Proposed minor subdivision with a private street on property located on the east side of South Tiger Bend Road, north of Hoo Shoo Too Road, on property now or formerly known as Tract Z of the Euhel D. Martin Tract (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
19.

**CONSENT FOR APPROVAL**

**SP-1-23**

**The Heights at Picardy**

Proposed multi-family residential development on property located on the south side of Picardy Avenue, east of Mancuso Lane, on property now or formerly known as Tract 2X of the B.F. Carroll and Anderson Dunham Property (Council District 11 - Adams)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**